101.0	0007	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,200 / 780,200
					USE VALUE:	780,200 / 780,200
					ASSESSED:	780,200 / 780,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		TOWER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRUNE LASSE &
Owner 2:	BRODSKY SASHA
Owner 3:	
Street 1:	34 TOWER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FERNALD CHRISTOPHER -
Owner 2:	-
Street 1:	34 TOWER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Vinyl Exterior and 2552 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6455.000	350,600		429,600	780,200
Total Card	0.148	350,600		429,600	780,200
Total Parcel	0.148	350,600		429,600	780,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.72 /Parcel: 305.72

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 65565

GIS Ref

GIS Ref

Insp Date 07/22/21

!8133!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0007-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,600	0	6,455.	429,600	780,200		Year end	12/23/2021
2021	101	FV	209,800	0	6,455.	429,600	639,400		Year End Roll	12/10/2020
2020	101	FV	209,800	0	6,455.	429,600	639,400	639,400	Year End Roll	12/18/2019
2019	101	FV	227,900	0	6,455.	435,700	663,600	663,600	Year End Roll	1/3/2019
2018	101	FV	226,000	0	6,455.	325,200	551,200	551,200	Year End Roll	12/20/2017
2017	101	FV	226,000	0	6,455.	294,600	520,600	520,600	Year End Roll	1/3/2017
2016	101	FV	226,000	0	6,455.	282,300	508,300	508,300	Year End	1/4/2016
2015	101	FV	187,100	0	6,455.	239,300	426,400	426,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:47:34

LAST REV

Date	Time
08/12/21	08:31:49
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8133

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERNALD CHRISTO	1497-87		9/28/2016		550,000	No	No		
FERNALD CHRISTO	1303-25		8/29/2005	Family	189,000	No	No		
O`SULLIVAN	1192-29		8/5/1998	Family		No	No		F

USER DEFINED

Prior Id # 1:	65565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2017	1465		65,546	C				
10/4/2016	1210	New Wind	2,700	C				
12/9/2008	1490	Manual	2,700					install wood burni
10/24/2008	1348	Shed	3,000					
1/18/2006	38	Re-Roof	4,500	C				
5/5/2003	324	Redo Kit	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2021	Measured	DGM	D Mann
7/22/2021	Left Notice	DGM	D Mann
10/31/2019	Permit Visit	DGM	D Mann
8/7/2018	Meas/Inspect	CC	Chris C
4/13/2009	Measured	197	PATRIOT
11/9/1999	Mailer Sent		
10/22/1999	Measured	256	PATRIOT
7/25/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6455		Sq. Ft.	Site		0	70.	0.95	5									429,556						429,600	

Total AC/HA:	0.14819	Total SF/SM:	6455	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,556	Spl Credit		Total:	429,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G22	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.16673231
Const Adj.:	1.00989902
Adj $ / SQ:	117.828
Other Features:	109395
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476292
Depreciation:	125741
Depreciated Total:	350551

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

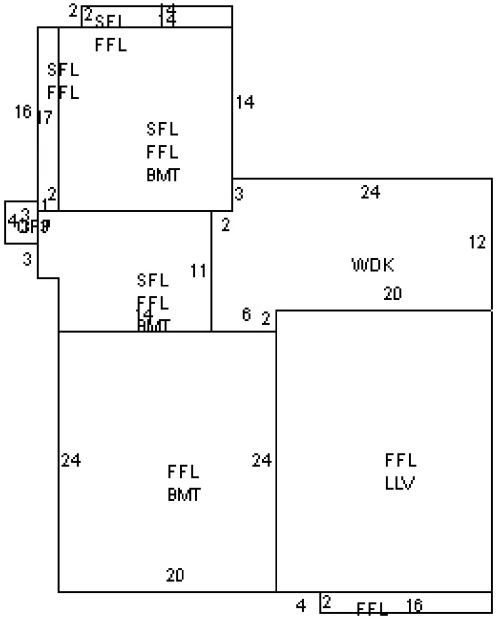
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.61
Special Features:	0	Val/Su Net:	92.26
Final Total:	350600	Val/Su SzAd	172.54

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,532	117.830	180,513
BMT	Basement	918	35.350	32,450
LLV	Lower Level	520	92.790	48,251
SFL	Second Floor	500	117.830	58,914
WDK	Deck	318	9.240	2,937
OFP	Open Porch	12	44.440	533

Net Sketched Area:	3,800			Total:	323,598
Size Ad	2032	Gross Area	3800	FinArea	2552

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0007-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	6X8	A	AV	1972	0.00	T	37.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	